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June 04, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

22 June 4, 2019

CELIA ZAVALA
EXECUTIVE OFFICER

**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
CENTURY REGIONAL DETENTION FACILITY
WATER, FIRE AND GAS PIPELINES REPLACEMENT PROJECT
CATEGORICAL EXEMPTION
ESTABLISH AND APPROVE CAPITAL PROJECT NO.87481
APPROVE PROJECT BUDGET
SECOND DISTRICT - 3 VOTES**

SUBJECT

Approval of the recommendations will find the Century Regional Detention Facility Water, Fire and Gas Pipelines Replacement Project exempt from the California Environmental Quality Act, establish and approve Capital Project No. 87481, approve the Project budget, and authorize the Director of the Internal Services Department, or his designee, to deliver the proposed Project using Board-approved Job Order Contracts.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Century Regional Detention Facility Water, Fire and Gas Pipelines Replacement Project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the Project.
2. Establish and approve the Century Regional Detention Facility Water, Fire and Gas Pipelines Replacement Project, Capital Project No. 87481 with a total budget of \$8,000,000.
3. Authorize the Director of the Internal Services Department, or his designee, to deliver the Century Regional Detention Facility Water, Fire and Gas Pipelines Replacement Project using Board-approved Job Order Contracts.

4. Authorize the Director of the Internal Services Department, or his designee, to authorize project work orders; to accept the Project and file notices upon final completion of the Project; to release retention money withheld pursuant to the applicable provisions of the Public Contract Code; to grant extensions of time on the Project, as applicable; and assess liquidated damages as authorized under Government Code Section 53069.85 and the contract specifications.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommendations will find the Century Regional Detention Facility (CRDF) Water, Fire and Gas Pipelines Replacement Project (Project) exempt from the California Environmental Quality Act (CEQA), approve Capital Project No. 87481, approve the budget, and authorize the Internal Services Department (ISD) to deliver the proposed Project using Board-approved Job Order Contracts (JOCs).

The proposed Project is located at 11705 South Alameda Street in the City of Lynwood, California.

The CRDF facility, originally built in the early 1990's, is bounded by the Alameda Corridor to the east, Interstate 105 to the north, Mona Boulevard to the west, and an industrial complex to the south. The Project site encompasses approximately 18.2 acres developed with six buildings surrounded by paved parking, driveway areas, and minimal landscaping. The facility, which operates 24 hours a day and 7 days a week, currently houses approximately 2,100 inmates, social workers, and volunteers as well as a kitchen, a medical and mental health services floor, and offices for chaplains. Water and gas is supplied to the facility via a utility pipeline system that runs underground on the outside of the facility as well as throughout the interior of the facility. The existing utility pipelines that are outside the facility have aged considerably, due to the chemical composition and corrosive nature of the existing soil, causing leaks in the water and gas pipelines with frequent service interruptions to the facility.

The proposed Project will repair the water and gas utility system by re-installing outdoor utility pipelines similar in size, above the old system. The pipelines are made of high density polyethylene (HDPE) which has an inner diameter that matches the existing ductile iron pipelines for higher strength, durability and corrosive resistance. Considering the constructability, cost and impact to the facility operations, the replacement lines are anticipated to be installed in approximately 4 feet deep open trenches to eliminate the shoring and/or more complicated trenchless installation methods. The outdoor utility pipelines will connect with the existing connection points that feeds into the facility to supply water and gas. The installation of pipelines will effectively repair the entire utility system and enable water and gas to be supplied throughout the facility without regular interruptions.

The proposed Project is anticipated to begin construction in September 2019 and be substantially completed by April 2020.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provisions of Goal III. Realize Tomorrow's Government Today, Strategy III.3 - Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, Objective III.3.2 Manage and Maximize County Assets and Objective III.3.9 Enhance County's Fiscal Strength

Through Long-Term Planning. The recommendations support the Strategic plan by investing in infrastructure to improve the safety operational effectiveness of an existing County asset.

FISCAL IMPACT/FINANCING

The total cost for the proposed Project is currently estimated at \$8,000,000, which includes construction, change order allowance, inspection/testing, and ISD County services.

During the Fiscal Year 2018-19 Supplemental Budget, \$8,000,000 in net County cost was appropriated to address this critical infrastructure need. There is sufficient funding within the Fiscal Year 2018-19 Capital Projects/Refurbishments Budget under Capital Project No. 87481 to fully fund the proposed Project.

Operating Budget Impact

The Project scope of work consists of replacing existing infrastructure with like infrastructure. Therefore, following completion of the Project, ISD and the Los Angeles County Sheriff's Department (LASD) does not anticipate any one-time start-up costs or additional ongoing costs as a result of the Project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Local and Targeted Worker Hire Policy, adopted on September 6, 2016, the proposed Project will obtain at least thirty percent (30%) Local Worker and 10 percent (10%) Targeted Worker hiring goals

Pursuant to the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 11, 2015, the proposed Project is exempt from the one percent (1%) allocation of the design and construction costs for the Civic Art Fund, because the scope of work includes installing the water, fire and gas pipelines underground.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from CEQA because the scope of work will trench, replace existing underground utility lines (domestic water, fire, gas), backfill and re-compact the trench, re-surface affected pavement (concrete, asphalt), and re-plant affected landscaping. Therefore, the scope of work is within certain classes of projects that have been determined not to have a significant effect on the environment, in that it meets criteria set forth in Sections 15301 (a) and (d), 15302 (c), and 15304 (f) of the State CEQA Guidelines; and Classes 1(e), (l) and (s), 2(e), and 4(k), of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G.

The proposed Project will not result in the expansion of an existing use; it will install replacement infrastructure systems having the same purpose and capacity of existing infrastructure systems, and complies with all applicable jurisdictional requirements and regulations. In addition, based on the records, the Project will comply with all applicable regulations and there are no cumulative impacts, unusual circumstances, no substantial adverse changes in the significance of an historic resource,

damage to scenic resources or listing on a list compiled pursuant Section 65962.5 of the Government Code that would make the exemptions inapplicable.

Upon the Board's approval of the proposed Project, ISD will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with section 21152 of the California Public Resources Code.

CONTRACTING PROCESS

The Project will be delivered using ISD Board-approved JOCs for the construction. The standard Board-directed clauses, including those that provide for contract termination, renegotiation, and hiring qualified displaced County employees are included in the JOC agreement.

The JOC contractor who will perform the work is required to fully comply with applicable legal requirements, which among other things, include Chapters 2.200 (Child Support Compliance Program) and 2.203 (Contractor Employee Jury Service Program) of the Los Angeles County Code, and Section 1774 of the California Labor Code pertaining to payment of prevailing wages.

For this Project, ISD has made the determination that JOC is the most appropriate contracting method to perform the tasks involved. Specifically, to the extent the project entails repair, refurbishment, remodel, or alteration, and the cost of such project exceeds \$50,000, such project would have to be performed via a competitively-procured construction contract, such as JOC, not by County employees, due to the "Force Account" limitations set forth in the Public Contract Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommendations will have minimal impact on the CRDF. The work is scheduled to occur outside the facility in various phases and measures will be put in place to address the connections to the new utility lines. ISD and LASD will actively coordinate the work to minimize impact to operations.

CONCLUSION

Please return an adopted copy of the board letter to the following: ISD-Facilities Operations Service, Chief Executive Office-Capital Programs Division (CPD), and Sheriff's Department.

The Honorable Board of Supervisors

6/4/2019

Page 5

Respectfully submitted,

A handwritten signature in blue ink that reads "Scott Minnix". The signature is written in a cursive, flowing style.

SCOTT MINNIX

Director

SM:SH:ME:CM:sy

c: Executive Office, Board of Supervisors
Chief Executive Office (CPD)
County Counsel
Sheriff's Department